



# Targeted Brownfields Assessment (TBA) Application

EPA Region 8 accepts applications for environmental assessment assistance at brownfields properties on an ongoing basis. To request Region 8's technical assistance, please complete this application. The information provided will be evaluated to determine if the applicant and site meet the selection criteria for the TBA program. EPA will also evaluate whether funding is available to perform the requested assessment within the desired schedule. Applicants will be contacted promptly after this review. For more information on TBAs, please visit:

[www.epa.gov/region8/brownfields/tba.html](http://www.epa.gov/region8/brownfields/tba.html)

## 1. Applicant Information

Applicant Organization	Urban Land Conservancy
Contact Person and Title	Debra Bustos, Senior Vice President of Real Estate
Street Address	1600 N Downing St, Suite 300
City, State ZIP Code	Denver, CO 80218
Phone	303-377-4477 ext 240
Fax	
Email Address	dbustos@urbanlandc.org

## 2. Site Description and History

Site Name	Place Bridge Elementary School
Address	TBD – vacant land on the northern edge of 7125 Cherry Creek Drive North The address of Place Bridge Elementary School is 7125 Cherry Creek Drive N. Dr. Denver CO 80224.
Acreage	The entire site, approximately 10 acres
Lat/Long Coordinates	39.690366, -104.904312
Current Owner's Name	School District No. 1 in the City and County of Denver and State of Colorado, a Political Subdivision of the State of Colorado
Current Owner's Address	Denver Public School District Number 1 1860 Lincoln Street Denver, CO 80203

**A. Please provide a brief description of the property and the specific assessment(s) you wish to have performed (e.g., Phase I, II and/or cleanup planning):**

The property is a TBD parcel of unimproved land, adjacent to the north, of Place Bridge Elementary School. We are seeking a Phase I and a Phase II environmental assessment to be performed at this site with special emphasis to understand the history of the landfill and the procedures used to close it down

**B. When you would like the assessment(s) to be conducted? What is the project timeline?**

We would like the assessments to be performed as soon as possible. ULC has an executed access

agreement from Denver Public Schools to conduct environmental due diligence that is effective only through May 15, 2018.

**C. Why would you like the assessment(s) conducted? (TBAs can be used to facilitate property acquisitions, meet EPA grant application requirements, characterize contamination for environmental cleanup, among other reasons.)**

To facilitate ULC's acquisition of the site for future development and to understand the associated risk of the current environmental conditions. We would like the Phase I and Phase II assessments to be conducted to give ULC and DPS a thorough understanding of the existing environmental conditions (as it is known as a former landfill) such that we can determine the necessary steps going forward to remediate the site and development a community asset. Specifically, we would like to assess this site for one or more phases of residential development feasibility.

**D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations. Describe the past uses of the site.**

We understand the site to be an old landfill. Our understanding is that the owner/seller has conducted past environmental assessments which we are not in possession of, however, they have requested that a CABI be present during any new Phase II testing activities.

**E. Is the applicant the property owner? (Yes/No)**

No, ULC and DPS have a mutually executed Letter of Intent for ULC to acquire this land. A contract has not been executed yet as both parties need to understand the environmental liability associated with development of residential units on a former landfill.

**F. If not, does the applicant have legal permission to enter the property to conduct the site assessment activities? (Yes/No) Note, applicant will be required to secure access.**

DPS and ULC have a mutually executed Access Permit that gives ULC permission to access the property for purposes of environmental due diligence. The Permit includes a requirement that consultant (EPA/Consultant) provide proof of commercial general liability insurance with coverage of at least \$1,000,000 with respect to bodily injury or death and \$1,000,000 with respect to property damage.

This Access Permit expires on May 15, 2018. See attached.

**G. Do you know how and when the contamination occurred? (Yes/No) If yes, describe. Note, applicants who are responsible for causing contamination are not eligible for assistance under this program.**

No, we do not know the exact timeframe under which the contamination occurred. Our request is to understand the history of this landfill; when it was closed and the procedure used to close it.

**H. Describe any state or federal regulatory involvement at the site related to its environmental condition.**

We are not aware of any current state or federal regulatory involvement.

**I. Is there an ongoing or planned state or federal enforcement action or order at the site? (Yes/No) If yes, please explain. Not to our knowledge**

- a. **Is the site on any state or federal environmental lists, such as the National Priorities Lists (NPL) or the Leaking Underground Storage Tanks (LUST) list? (Yes/No) If yes, please explain. This is a known landfill location but not on the**

**NPL list for CO, but it is a former landfill.**

- b. If petroleum contamination is suspected, has the applicant worked with the State or EPA to determine eligibility\*? (Yes/No/NA) If yes, please explain.**  
**Unknown and not to our knowledge.**

### **3. Property Reuse and Redevelopment**

**A. Describe the anticipated reuse or redevelopment of the property.**

ULC is seeking acquisition of this property to develop affordable housing.

**B. Describe any commitments in place to show this brownfields site will be cleaned up and redeveloped or reused. Please indicate potential or secured funding sources for cleanup and redevelopment.**

While no commitments are currently in place, ULC has had preliminary discussions with CDPHE about pursuing the VCUP program and availability of Colorado Brownfield Tax Credits. We will proceed with these discussions once we have a better understanding of the level of site contamination.

**C. Describe how site reuse/redevelopment will benefit the community (e.g., creation of jobs, green space, parks, sustainable/green redevelopment, a catalyst for further redevelopment in the area, etc). Privately owned sites must provide a substantial public benefit.**

Currently this site is vacant land adjacent to an elementary school and a solar farm that was installed on raw land. Redevelopment into affordable housing and potentially an early childhood education center would be a critical community asset for the teachers and student families living in this area. Place Bridge Elementary School has a 1,000 student population that speaks more than 60 languages and represents over 40 countries from around the world. This redevelopment effort would provide affordable housing options to many teachers and students and their families that rely on the educational and community services at Place Bridge and cannot otherwise afford to live in this area.

**D. Will the property be sold or transferred to a different entity? If so, please describe.**

Upon acquisition, ULC would transfer the property to a single-asset Limited Liability Company (LLC), of which ULC is the sole member to be held long-term. If ever sold, it would carry a long term use restriction requiring that it be used for community benefit in perpetuity.

**E. Describe the roles of stakeholders in the project, e.g., community organizations, local government involvement, etc.**

Denver Public Schools sees an opportunity to effectively use excess land in partnership with community-based organization to address broader issues that impact education, such as the ability for teachers to live in the communities where they work and the accessibility for students and their families to afford quality housing in their community.

**F. Describe efforts directed towards involving the community in site reuse planning activities.**

ULC will pursue a community engagement process around the site to solicit community input and address questions and concerns about development plans.

#### 4. Additional Information

Please email any supporting documentation such as regional and site location maps, photographs, prior site assessment reports and historical environmental information, if available, to the email address provided below.

#### 5. Contact Information

To submit your application or for questions, please contact **Bill Rothenmeyer, TBA Program Manager:**

**Email: [rothenmeyer.william@epa.gov](mailto:rothenmeyer.william@epa.gov) ??**

Phone: 303-312-6045

Fax: 303-312-6065

\*The Brownfields Law outlines specific criteria by which petroleum sites may be eligible for brownfields funding. Briefly, these criteria are that the site must be of "relatively low risk," there can be no viable responsible party, the applicant cannot be potentially liable for cleaning up the site, and the site must not be subject to a Resource Conservation and Recovery Act (RCRA) corrective action order. If a party is identified as being responsible for the site and that party is financially viable, then the site is not eligible for brownfields grant funds. For more information, visit [www.epa.gov/oswer/docs/grants/epa-oswer-oblr-11-05.pdf](http://www.epa.gov/oswer/docs/grants/epa-oswer-oblr-11-05.pdf).